

MINUTES/DECISIONS OF THE PLANNING BOARD
MEETING DATE: AUGUST 22, 2018
DRAFT

In attendance = X; Alternates Seated = S; Partial Attendance = P; Excused Absence = E

Glenn Della-Monica Chairman <u> X </u>	Timothy Malley Vice-Chair <u> E </u>	William Collins Secretary <u> E </u>	Charles Brackett Member <u> E </u>
Jordan Ulery Member <u> X </u>	Dillon Dumont Member <u> X </u>	Ed Van der Veen Alternate <u> X </u>	Elliott Veloso Alternate <u> E </u> (Seated at 7:57 p.m.)
David Morin Select. Rep. <u> E </u>	Roger Coutu Alt. Select. Rep. <u> E </u>		

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Meeting called to order at approximately 7:03 p.m.

- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES
- V. ELECTION OF OFFICERS
- VI. MINUTES OF PREVIOUS MEETING(S)
- VII. CASES REQUESTED FOR DEFERRAL
- VIII. CORRESPONDENCE

A. Partial Release of Surety Bond for Bradley Tree Service Site Plan.

Reference Memo dated 08-07-18 from Timothy Bradley, Bradley Tree Service, to Jay Minkarah, Interim Town Planner, requesting the release of \$21,891.00 for paving completion.

Mr. Veloso moved to partially release the established surety in the amount of \$21,891.00 for Bradley Commercial Properties, LLC for improvements completed at 30 Constitution Drive, Hudson, NH.

Motion seconded by Mr. Ulery. All in favor – motion carried 5/0/0.

2) HR 193 – 10.I – Shared Driveways Not Allowed

Mr. Van der Veen moved to grant the requested waiver of HR 193-10.I – Shared Driveways Not Allowed, based on the testimony of the Applicant’s representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion seconded by Mr. Ulery. All in favor – motion carried 4/0/0.

3) HR 193 – 10.H – Driveways are not permitted in side or rear setbacks

Mr. Van der Veen moved to grant the requested waiver HR 193 – 10.H – Driveways are not permitted in side or rear setbacks, based on the testimony of the Applicant’s representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion seconded by Mr. Ulery. All in favor – motion carried 4/0/0.

4) Checklist Item “c” – Plan Scale

Mr. Dumont moved to grant the requested waiver of Checklist Item “c” Plan Scale, based on the testimony of the Applicant’s representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion seconded by Mr. Ulery. All in favor – motion carried 4/0/0.

5) Checklist Item “o” – Septic/well locations within 200’

Mr. Dumont moved to grant the requested waiver of Checklist Item “c” Septic/Well locations within 200’, based on the testimony of the Applicant’s representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion seconded by Mr. Van der Veen. All in favor – motion carried 4/0/0.

MOTION TO APPROVE:

Mr. Van der Veen moved to approve the subdivision plan entitled: Abucewicz Subdivision Plan, Map 178, Lot 030, 63 Kimball Hill Road, Hudson, NH, prepared for Abucewicz Family Revocable Trust, by Edward N. Herbert Associates, Inc., dated: February 19, 2018. November 15, 2017, consisting of Sheets 1-10 and Notes 1-7:

1. All stipulations of approval shall be incorporated into the Notice of Decision, which shall be recorded at the HCRD, together with the Plan.

2. A cost allocation procedure (CAP) amount of \$5,759.00 per residential lot shall be paid prior to the issuance of a Certificate of Occupancy for the new house lot.
3. All monumentation shall be set or bonded for prior to the Planning Board endorsing the Plan-of-Record.
4. The proposed shared driveway shall be labeled as a “private way” and assigned a street name to be approved by the Hudson Fire Department.
5. Proposed Map/Lot numbers to be renumbered per Assistant Assessor’s memorandum of July 31, 2018.
6. State driveway permit to be provided prior to construction.
7. Applicant to submit a profile of proposed shared driveway to Town Engineer for approval prior to construction with grade not to exceed 10%.
8. Note to be added to the plan confirming compliance with MS4 requirements.
9. The existing septic system on proposed lot 178-34 shall be shown on the plan.
10. Approval of this plan shall be subject to final engineering review.
11. Construction activities involving the proposed undeveloped lots shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall occur on Sunday.

Motion seconded by Mr. Ulery. All in favor – motion carried 4/0/0.

B. Stable Road Lot Line Relocation
SB# 08-18

4 & 6 Stable Road
Map 236/Lot 018 & Map 230/Lot 002

Purpose of Plan: to relocate the existing lot line between Map 236/Lot 018 & Map 230/Lot 002 respectively, to relieve each lot from a driveway encroachment issue.
Application Acceptance & Hearing.

Mr. Ulery moved to accept the Lot Line Relocation Plan for 4 and 6 Stable Road – Map 236/Lot 18, and Map 230/Lot 2.

Motion seconded by Mr. Dumont. All in favor – motion carried 5/0/0.

WAIVER MOTIONS:

- 1) HR 193 – 10.H – Driveway Setback

Mr. Dumont moved to grant the requested waiver of HR 193 – 10.H – Driveway Setback – “Driveways are not permitted in side or rear setback areas...” based on the testimony of the Applicant’s representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion seconded by Mr. Veloso. All in favor – motion carried 5/0/0.

MOTION TO APPROVE:

Mr. Veloso moved to approve the Lot Line Relocation Plan, #4 & #6 Stable Road, Hudson, NH 03051, Prepared for Steven & Donna Mithen and Helmut F. and Karen E. Boml, by Dane Land Surveying, dated 7/30/2018 subject to the following stipulations:

1. All stipulations of approval shall be incorporated into the Notice of Decision, which shall be recorded at the HCRD, together with the Lot Line Relocation Plan.
2. All monumentation shall be set or bonded for prior to the Planning Board endorsing the Lot Line Relocation Plan-of-Record.

Motion seconded by Mr. Ulery. All in favor – motion carried 5/0/0.

- C. Peter DeSalvo Contracting, LLC Amended Site Plan 15 Central Street
SP# 14-18 Map 182/Lot 050

Purpose of Plan: to amend the previously approved site plan to reflect a portion of the parking area located within the side-yard setback, and request a waiver to allow the parking spaces to remain. Application Acceptance & Hearing.

Mr. Ulery moved to accept the Amended Site Plan application for 15 Central St., Hudson, NH, Map 182/Lot 50.

Motion seconded by Mr. Veloso. All in favor – motion carried 5/0/0.

WAIVER MOTIONS:

- 1) HR 276.11.1b (25) – No parking area within side yard setback.

Mr. Dumont moved to grant the requested waiver – HR 276.11.1B (25) - No parking area within side yard setback, based on the testimony of the Applicant's representative here this evening, and in accordance with the language included in the submitted Waiver Request Form.

Motion seconded by Mr. Veloso. All in favor – motion carried 5/0/0.

MOTION TO APPROVE:

Mr. Van der Veen moved to approve the Site Plan entitled: Amended Non-Residential Site Plan, Peter DeSalvo Contracting, LLC, Map 182, Lot 050, 15 Central Street, Hudson, NH, prepared by Keach-Nordstrom Associates, Inc. dated: July 26, 2018, consisting of one sheet, subject to the following conditions:

1. Amended Site Plan-of-Record shall be recorded at the HCRD.

Motion seconded by Mr. Veloso. All in favor – motion carried 5/0/0.

XVI. OTHER BUSINESS
XVII. ADJOURNMENT

Motion to adjourn by Mr. Ulery. Seconded by Mr. Veloso. All in favor – motion carried 5/0/0.

Meeting adjourned at 8:16 p.m.

Dillon Dumont
Member

DRAFT